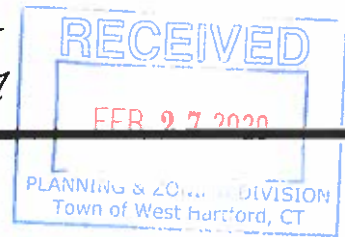


## Robert Gosselin

Sent to  
Applicant  
On 2/27



**From:** Tim Mikloiche  
**Sent:** Thursday, February 27, 2020 2:34 PM  
**To:** Robert Gosselin; Mike Sinsigalli  
**Cc:** Todd Dumais  
**Subject:** RE: Staff Comments Needed for SDD application #151 at 1021-1023 Farmington Ave.

Robert,  
There is insufficient information provided to review for building code compliance.

---

**From:** Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>  
**Sent:** Thursday, February 27, 2020 12:33 PM  
**To:** Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; John Phillips <JohnP@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** RE: Staff Comments Needed for SDD application #151 at 1021-1023 Farmington Ave.

Hello,

Please see the attached materials for an SDD application #151 at 1021-1023 Farmington Avenue. This is a friendly reminder that we need staff comments as soon as possible, as we are trying to send out packets to the Commission by noon tomorrow (2/28). If you could please review the materials that would be greatly appreciated.

Thank you,



**Robert Gosselin**  
Planning Technician  
Department of Community Development • Planning & Zoning Division  
50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7555  
Town of West Hartford | [www.westhartfordct.gov](http://www.westhartfordct.gov)

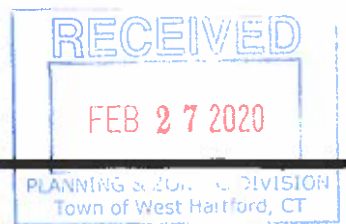
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**From:** Robert Gosselin  
**Sent:** Wednesday, February 5, 2020 4:17 PM  
**To:** Bob Proctor <[BobP@WestHartfordCT.gov](mailto:BobP@WestHartfordCT.gov)>; Aimee Krauss <[Aimee.Krauss@WestHartfordCT.gov](mailto:Aimee.Krauss@WestHartfordCT.gov)>; Dan Coppinger <[DCoppinger@WestHartfordCT.gov](mailto:DCoppinger@WestHartfordCT.gov)>; Mike Sinsigalli <[MSinsigalli@WestHartfordCT.gov](mailto:MSinsigalli@WestHartfordCT.gov)>; Brian Pudlik <[Brian.Pudlik@WestHartfordCT.gov](mailto:Brian.Pudlik@WestHartfordCT.gov)>; John Phillips <[JohnP@WestHartfordCT.gov](mailto:JohnP@WestHartfordCT.gov)>; Tim Mikloiche <[TMikloiche@WestHartfordCT.gov](mailto:TMikloiche@WestHartfordCT.gov)>  
**Cc:** Todd Dumais <[Todd.Dumais@WestHartfordCT.gov](mailto:Todd.Dumais@WestHartfordCT.gov)>; Catherine Dorau <[cdorau@WestHartfordCT.gov](mailto:cdorau@WestHartfordCT.gov)>  
**Subject:** Staff Comments Needed for SDD application #151 at 1021-1023 Farmington Ave.

Hello,

Please see the attached documents for an SDD application #151 at 1021-1023 Farmington Avenue. By The Bridge to re-zone the parcel to an RO zone. If you could review and provide staff comments by February 20, 2020 that would be greatly appreciated.

Sent to  
Applicant  
On 2/27



## Robert Gosselin

**From:** Mike Sinsigalli  
**Sent:** Thursday, February 27, 2020 2:23 PM  
**To:** Robert Gosselin  
**Subject:** RE: Staff Comments Needed for IWW #1121 &1122 and SUP #1355 at 1563 Asylum Ave. for the Visitor's Center Parking lot

Robert,

There are no issues with the proposed site plan affecting the Fire Department's ability to respond to an incident at this location.

*Michael Sinsigalli*

Assistant Fire Chief/Fire Marshal  
Community Risk Reduction Division  
West Hartford Fire Department  
860-561-8308

*The fire that you prevent may be the one that would have taken your life!*

Please note email address change to [msinsigalli@westhartfordct.gov](mailto:msinsigalli@westhartfordct.gov)

[Follow Us](#)

---

**From:** Robert Gosselin  
**Sent:** Tuesday, February 25, 2020 9:47 AM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** Staff Comments Needed for IWW #1121 &1122 and SUP #1355 at 1563 Asylum Ave. for the Visitor's Center Parking lot

Hello,

Please see the attached materials for Wetlands Map Amendment #1121, Wetland Regulated Activity Permit #1122 and Special Use Permit #1355 for the New Visitor's Center Parking Lot. If you could provide staff comments by March 11, 2020 that would be greatly appreciated.

Thank you,



**Robert Gosselin**

Planning Technician

Department of Community Development • Planning & Zoning Division

50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7555

Town of West Hartford | [www.westhartfordct.gov](http://www.westhartfordct.gov)

sent to  
Applicant  
on 2/27

RECEIVED

FEB 27 2020

PLANNING & ZONING DIVISION  
Town of West Hartford, CT

## Robert Gosselin

**From:** John Phillips  
**Sent:** Thursday, February 27, 2020 1:47 PM  
**To:** Robert Gosselin; Mike Sinsigalli; Tim Mikloiche  
**Cc:** Todd Dumais; Catherine Dorau  
**Subject:** RE: Staff Comments Needed for SDD application #151 at 1021-1023 Farmington Ave.

Robert –

On Street Parking - This location being in close proximity to the center business district. On and off site parking comes to mind. The segment of Farmington Ave is non-regulated street parking and just west of the pay to park program managed by the Town. Meaning the segment of Farmington Ave east and west of property 1021 & 1023 has very congested on-street parking and spillover parking from the center business district and commuter parking. I would recommend the applicant show adequate on-site parking or a parking plan. Additional parking requirement will most likely spill over onto the already over utilized Farmington Ave or abutting neighborhood streets. A sensitive issue at this time.

Snow removal – this property is located on a highly utilized arterial street. Public Works prioritizes arterial streets in our snow and ice control plans. Meaning these streets receive additional and warranted attention to provide as safe as possible winter weather driving conditions. Snow from this property should not be permitted to be push out and stored in the travel lanes, street gutters, Right of Way, sidewalks or streetscape islands. Property snow and ice control plans should demonstrate how the snow and ice will be managed within the property boundaries.

### John Phillips

Director  
Town of West Hartford  
Public Works  
17 Brixton Street | West Hartford, CT 06110 | t 860.561.8101  
[www.westhartfordct.gov](http://www.westhartfordct.gov) | [johnp@WestHartfordCT.gov](mailto:johnp@WestHartfordCT.gov)

"With willing hearts and skillful hands, the difficult we can do at once...the impossible takes a bit longer." US Navy Seabees

---

**From:** Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>  
**Sent:** Thursday, February 27, 2020 12:33 PM  
**To:** Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; John Phillips <JohnP@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** RE: Staff Comments Needed for SDD application #151 at 1021-1023 Farmington Ave.

Hello,

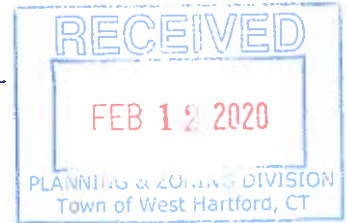
Please see the attached materials for an SDD application #151 at 1021-1023 Farmington Avenue. This is a friendly reminder that we need staff comments as soon as possible, as we are trying to send out packets to the Commission by noon tomorrow (2/28). If you could please review the materials that would be greatly appreciated.



Town of West Hartford – Department of Community Development  
Engineering Division  
50 South Main Street, Room 204, West Hartford, CT 06107  
P: (860) 561-7540 F: (860) 561-7551 www.westhartfordct.gov

February 12, 2020

*Sent to  
Applicant  
on 2/12*



TO: Catherine Dorau, Associate Planner

FROM: Charles R. Guarino, Civil Engineer II *CRG*

SUBJECT: 1021 Farmington Avenue

Based on my review of the plans titled “Special Development District Application, Zone Change Application of the Bridge Family Center Inc. to Re-Zone 1021 Farmington Avenue from Multifamily Residential (RM-3) to Residential Office with Special Development District Plan (SDD/RO) January 30, 2020” and the Stormwater Management Report 1/30/20, I offer the following engineering comments with regard to grading, drainage and erosion controls:

1. The two underground detention basins should be routed through outlet structures and connected to the existing storm sewer in Farmington Avenue
2. The plans shall include a stormwater maintenance program including how the sediment will be removed from Stormtech units. If jet/vac system is proposed please describe on plan in detail.
3. The Stormtech company recommends a 12” diameter pipe be used between the catch basin and the SC-310 Stormtech units.
4. As shown on sheet S-1, 1019 Farmington Avenue’s existing bulkhead doors extend 5ft. (southerly door) and 6ft. (northerly door) from the building which will extend into the proposed driveway.
5. Consideration should be given to decreasing the width of the existing 25ft. wide driveway located between 1019 & 1017 Farmington Avenue.
6. The basement window sill elevations need to be labeled on 1019 & 1021 Farmington Avenue on the side facing the proposed driveway.
7. Please include Town of West Hartford driveway apron detail on the plans.

CRG:sr

C: Duane J. Martin, P.E., Town Engineer

Sent to  
Applicant  
On 2/10

RECEIVED

FEB 10 2020

PLANNING & ZONING DIVISION  
Town of West Hartford, CT

**Robert Gosselin**

---

**From:** Bob Proctor  
**Sent:** Monday, February 10, 2020 10:55 AM  
**To:** Robert Gosselin  
**Cc:** Catherine Dorau; Todd Dumais; Aimee Krauss  
**Subject:** 1021-1023 Farmington Ave. ,Zone Change Application-RM-3 to SDD/RO- (The Bridge Family Center, Inc.)

Robert,

We have reviewed the application for the Bridge Family Center, Inc. located at 1021-1023 Farmington Ave. and do not have an issue with the proposed change. It is anticipated that water and sewage usage will remain essentially the same with this change in use that has been proposed for the site.

Bob Proctor, RS  
WHBHD  
Feb. 10, 2020

Sent to Applicant  
on 2/12

## Robert Gosselin

---

**From:** Brian Pudlik  
**Sent:** Thursday, February 6, 2020 11:10 AM  
**To:** Robert Gosselin  
**Cc:** Todd Dumais; Catherine Dorau; Brittany Bermingham  
**Subject:** RE: Staff Comments Needed for SDD application #151 at 1021-1023 Farmington Ave.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Rob,

I have reviewed the plans associated with the above referenced application and have the following comment:

- 1) Section 177-33(J)(2) of the zoning ordinances establishes a maximum sign area for professional office buildings in the RO zone to six (6) square feet per side of a double sided sign making the total 12 square feet. The propose sign, as indicated on sheet D-1, is shown at 16.7 square feet per side for total of 33.4 square feet. Given the residential character of this property and those surrounding it, it is recommended that the sign be reduced in size to more closely comply with the regulations.



**Brian Pudlik**

Zoning Enforcement Officer

Department of Community Development • Planning & Zoning Division

50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7553

Town of West Hartford | [www.westhartfordct.gov](http://www.westhartfordct.gov)

---

**From:** Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>

**Sent:** Wednesday, February 5, 2020 4:17 PM

**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; John Phillips <JohnP@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>

**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>

**Subject:** Staff Comments Needed for SDD application #151 at 1021-1023 Farmington Ave.

Hello,

Please see the attached documents for an SDD application #151 at 1021-1023 Farmington Avenue. By The Bridge to re-zone the parcel to an RO zone. If you could review and provide staff comments by February 20, 2020 that would be greatly appreciated.

Thank you,

**Robert Gosselin**

Sent to  
Applicant  
On 2/6



**From:** Dan Coppinger  
**Sent:** Wednesday, February 5, 2020 6:06 PM  
**To:** Robert Gosselin  
**Subject:** RE: Staff Comments Needed for SDD application #151 at 1021-1023 Farmington Ave.

Looks good.

*Daniel P. Coppinger*  
*Assistant Chief of Police*  
West Hartford Police Department  
Office: (860) 570-8983  
Main Number: (860) 523-5203  
e-mail: [dcoppinger@westhartfordct.gov](mailto:dcoppinger@westhartfordct.gov)  
Web: [www.westhartfordct.gov/police](http://www.westhartfordct.gov/police)

---

**From:** Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>  
**Sent:** Wednesday, February 5, 2020 4:17 PM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; John Phillips <JohnP@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** Staff Comments Needed for SDD application #151 at 1021-1023 Farmington Ave.

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Thank you,



**Robert Gosselin**  
Planning Technician  
Department of Community Development • Planning & Zoning Division  
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